

EASTINGTON PARISH COUNCIL

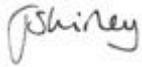
Email: clerk@eastington-pc.gov.uk ~ Tel: 01453 799616

22nd March 2019

I hereby give notice that the **Planning Committee** meeting of Eastington Parish Council will be held in Eastington Village Hall on **Thursday 28th March 2019 at 7.00pm**.

Members of the Committee are hereby summoned to attend for the purpose of transacting the business as set out below.

All residents of the Parish are welcome to attend and a 10-minute period of time is set aside for members of the public to raise questions.



Julie Shirley, Clerk to Eastington Parish Council

AGENDA

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (Race, Gender, Sexual Orientation, Marital Status and any Disability), Crime & Disorder, Health & Safety and Human Rights.

- 1 To note attendance and apologies for absence
- 2 To receive declarations of interest in items on the agenda
- 3 To approve the minutes of the Planning Committee meeting held on 24th January 2019.
- 4 To review outstanding actions from previous meeting

The meeting may be adjourned at this point for members of the Public to speak.

(10 mins)

5 Planning

5.1 To consider the following planning applications:

Date received	Application No:	Address	Details
11/03/19	S.18/1351/FUL	Westend Suites	REVISED PLANS Proposed extension of existing bi-use business park with relocated access
11/03/19	S.19/0431/TCA	Land at South View Newtown	Fell trees T1-T12
18/03/19	S.19/0453/HHOLD	Parkfield House Alkerton	Single storey rear extension

5.2 To note planning decisions made by Stroud District Council.

App No:	Address	Details	EPC Comments	SDC Decision
S.19/0244/ADV	Parcel H8 Land WoS	Advertising banners etc – 44 in total	No objection 14/03/19	PERMIT 19/03/19
S.18/2361/FUL	Greenslade Bath Road	Erection of extensions and a detached garage/store. Change of Use from agricultural land to residential.	OBJECT to garage 22/11/18	PERMIT 22/03/19
S.19/0120/FUL	Land behind Bath Road Garage	Occasional use of agricultural land for dog training up to 7 hours per week (daytime only, no weekends)	No objection with comments	PERMIT 22/03/19

Any other business for the next meeting.

Councillors are reminded that if a matter has not been specified in the public notice, no formally binding decision can be taken on it. Notice: Committee meetings will only be held when there is sufficient business.

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Minutes of the Planning Committee meeting held on 24th January 2019 at 7.00pm in Eastington Village Hall

- 1 **Attendance and apologies for absence** In attendance Cllrs Bullock (Chair), Corrie, Farnden, Simmons and Wells. **Apologies:** None. **Also present:** Clerk and Planning Clerk and 2 members of the public
- 2 **Declarations of interest in items on the agenda.** None.
- 3 **Approval of minutes of the Planning Committee meeting held on 22nd November 2018:** RESOLVED to accept the minutes.
- 4 **Outstanding actions from previous meetings:** None

Members of the Public were invited to address the meeting. There was a discussion about public rights of way in the Swallowcroft area.

5 Planning

5.1 The following planning applications were considered:

Date received	Application No:	Address	Details	EPC Comments
08/01/19	S.18/2729/FUL	Land south of Puddleworth Lane	Erection of agricultural barn	No objection.
08/01/19	S.18/2693/DISCON	Parcel H21, WoS	Discharge of conditions 5,7,8,11,28,29,32,37,38 and 42 from S.14/0810/OUT.	Comments only as drafted by Planning Clerk.
09/01/19	S.18/2752/HHOLD	St Catherines Bath Road	Proposed first floor/roof extension with raised eaves & ridge together with a single storey ground floor extension	No objections but would note that the footpath should be accessible at all times.
11/01/19	S.18/2768/MINAM	Parcel H1 - H4 Land West Of Stonehouse,	Minor Amendment in S.18/0275/REM	No objection.
18/12/18	S.16/0043/OUT	Land at junction 13	Revised plans for sports stadium	Object with comments as drafted by Planning Clerk and amended by the Committee.
17/01/19	S.18/2361/FUL	Greenslade Bath Road	Revised plans for garage	Object. Garage in a better location but remains of a very large scale. Proposal does not comply with NDP. Query whether existing garage is to be retained.

5.2 The Committee noted the following planning decisions made by Stroud District Council.

App No:	Address	Details	EPC Comments	SDC Decision
S.18/2432/FUL	Land at South View Newtown	Change of use of land to B8	OBJECT 13/12/18 with comments	WITHDRAWN 03/01/19

There being no other business the meeting closed at 7.45pm.

Councillors are reminded that if a matter has not been specified in the public notice, no formally binding decision can be taken on it. Committee meetings will only be held when there is sufficient business.

Signed

Date

S.18/1351/FUL Proposed expansion of existing bi-use business park with relocated access Westend Courtyard Grove Lane Westend Stonehouse Gloucestershire GL10 3SL

Amended plans have been received which reduce the overall new build units from 32 to 8 new units. The 8 units are comprised from retention of two parts of the initial (S.18/1351/FUL) scheme but all other new build office units are withdrawn from the scheme. The large expanse of carparking is also withdrawn and a new redline site boundary is shown to exclude much of that area from 'the site' being considered. These 8 units are created by an extension to the existing Dutch barn (4 business units) which forms part of the current courtyard and a new build block as previously proposed (block A) which is still outside of the current office development site area and would be separated from the original buildings by the proposed new access which remains part of the scheme. The relocated access remains as was previously sought and is recommended for consent by GCC Highways officer, subject to conditions including the clearance of obstructions from the visibility splays.

The agent revises that the revised version of the NPPF (February 2019) renders the SDC local plan or the NDP out of date. This is not the case.

Assessment and recommended text to be sent to SDC

Objection is raised to the relocated access to the business park, to loss of trees in order to form new visibility splays and to Block A which is sited outside the current business park and in open countryside.

Access

The relocation of the access to the north means moving it closer to the left hand sweep in the road heading to Whitminster. The previous plans showing the proposed visibility splays remain active with the revised drawings and still demonstrate that using the proposed new entrance would require, in particular, a 160m forward visibility and that to achieve that the vegetation would need to be cut back from the carriageway edge, by some 11 metres on the east side of Grove Lane in order to see oncoming vehicles and vice versa. Whilst the applicant's ecologist says that there will be no removal of trees, this is contrary to the needs of the GCC Highways officer who requires that visibility splay is provided prior to occupation. This is likely to mean substantial felling of young to medium age trees. He would not necessarily know that there are trees there from the plans and any balance regarding trees or road safety is to be carried out by the officer/SDC committee.

Cutting back to a depth of 11m from the carriageway edge involves the felling of many trees on the west side of Grove Lane. This will be a substantial and detrimental visual change to the rural area and leaving little to provide a visual or sound buffer to the house at the bottom of the slope below Grove Lane. The felling of trees and the potential ecology contained in this 11m deep visibility splay, which also potentially acts as a wind break and noise buffer from the M5, is not justified for the sake of 4 or 8 new units when the existing site access could be used to access these units. The relocated access would also have an urban appearance at the entrance to a small hamlet. This is contrary to Policies EP6 (business and employment) and EP2 (Protect and enhance biodiversity and the natural environment)

Buildings

Policy EI4 of the Local Plan considers development on existing employment sites in the countryside and reads as follows:

On existing employment sites in the countryside, the extension of buildings and the provision of new buildings, including infilling between existing buildings, will be acceptable provided that:

- 1. The proposal facilitates the retention or growth of **local employment opportunity***
- 2. The proposal would not cause an **unacceptable visual impact on the local character in terms of its siting, scale, materials or site***
- 3. There are **no suitable alternative buildings or sites** that can be used adjacent to the site or **locality***
- 4. The proposal can avoid **harm to local amenities** and adjoining land uses*
- 5. The proposal would not generate significant traffic movement and volume that would lead to **unacceptable environmental impacts** or detriment to road safety.*

Policy CP15 identifies that to protect the separate identity of settlements and the quality of the countryside development outside settlements limits will not be permitted except where certain principles are complied with and even then only in certain circumstances.

It is accepted that the extension of the Dutch barn with four units is within the existing employment site and no objection is raised to these provided that they do not force the creation of the proposed access which would cause unacceptable environmental impacts by reason of an urban scale new vehicular opening and tree loss to create required visibility splays.

Unit A however remains outside of the current employment site and is contrary to policy as its location further extends the once farmyard, yet further, into open countryside thus having an unacceptable visual impact on a small hamlet which is contrary to EI4, CP1 and policy CP15 (ii- excessive expansion). There are other vacant premises within the hamlet or sites on Great Oldbury or other urban areas where development should be directed to. That is the purpose of a plan led system.

The proposal already accommodates 32 businesses within a small hamlet and as such the local employment opportunities must be less likely to be local as the site extends itself to more units. Surely there is an argument that a similar scheme elsewhere in the district would begin to facilitate those 'local' employment opportunities for that area, rather than create a travel demand to this rural site. This is contrary to EI4(1). Further the new vehicular access mainly by reason of the engineering to create a wider access from a discrete farm gate, by the cutting down of trees on the west side of Grove Lane and by extending built form to the far side of the field gate would also be contrary to EI4(2 and 5).

Sustainability

There remains no footpath along the road from nearby settlements which would make this a more sustainable safe route to work for many and the increased traffic witnessed in Grove Lane is not conducive to cycle traffic. Further, the growth of the business park has grown at a faster rate than the small scale of the hamlet in which it sits and this growth is not sustainable if the identity of the hamlet is to be maintained. As such it remains an appropriate location for growth. However, it is accepted that the modest increase, by extending the Dutch Barn, within the existing business park boundary is unlikely to be materially different to the extant situation.

Ecology

The Ecology report has been updated at paragraph 1.5iii and acknowledges the widening and re-configuring the existing access onto Grove Lane which includes the extension of the culverted section of a wet/flowing ditch that passes below the existing access (from 6m to 15m wide according to the drawings), the removal of small areas of scrub/verge(hedge) immediately to either side but does not acknowledge the highway officer's requirement for the removal of a significant number of small to medium trees in the verge on the western side of Grove Lane to allow adequate visibility of the access by traffic approaching from the north.

The Ecology Report at paragraph 4.2 advises that 'Native hedgerow is a Biodiversity Action Plan priority habitat.' 4.3 goes on to say that 'Given the above we recommend that: i. all existing boundary hedgerows, including associated wet or dry ditches, be retained'. This gives further reason weight against the installation of a new access to the business park.

A stronger boundary and more planting should be encouraged to better accord with EP4. There is still concern that not all local ponds have been assessed for Great Crested Newts although it is acknowledged that GCN are mitigated for should they exist and EPC defers to their own Ecologist in this matter.

Conclusion

It is acknowledged that the business units provide a valued service to the economy and whilst EPC would like to support the applicant in his business venture many of the concerns raised in our first objection remain valid.

The site is still, in part, outside of the settlement boundary and the proposed new build business units (block A) are therefore contrary to policies seeking sustainable locations for development in the interest of sustainable travel options. Whilst some weight can be attributed to the benefits of the extension and intensification of the existing site, there is no substantive justification for the additional units to be located outside of the existing site and they should be directed to a settlement boundary or allocated employment land. The lack of sustainable means of access and the creation of visibility splays which remove trees also weigh against the site and as such EPC object to the application at this location as it is contrary to CP3, CP13, EI4 and CP11 of the Local Plan and EP1, EP2, EP4 and EP6 of the NDP.

Further it is noted that the site plan received 13 March 2019 poorly represents the larger scale drawings with more detail and by showing buildings in red which are no longer part of the scheme.

S.19/0431/TCA | Fell trees T1 to T12 locations indicated on the attached plan within the red site boundary line. The trees are scheduled in the attached tree condition report. | Land At South View Newtown

The purpose of this type of application is to give the tree officer at SDC a chance to protect the trees with a Tree Protection Order, otherwise they can be felled.

The trees are all boundary trees, seemingly some of which have been planted and others self seeded. Nevertheless they form part of the greenery at the entrance to Newtown. The accompanying tree survey was carried out to identify and locate the trees in support of any future planning application or statutory notification.

There is no justification to remove trees but it is known that the owner has demonstrated a desire to develop this land and as such the trees are at risk. Whilst Cypress are rarely subject to TPO's the other species are local trees and may be considered for their group value.

Further T005 and T007-T010 are Common Ash, the food sole food plant of the White Letter Hair Streak Butterfly (UK Biodiversity Action Plan priority species) which was recently sighted in the Conservation Verge CRV009 on the A419 and notified to the record office last year. I am not sure that this is a justification for their retention, but it is worth raising with the tree officer.

Excerpt from <http://www.ukbutterflies.co.uk/species.php?species=w-album>

The White-letter Hairstreak is one of our more-elusive butterflies as it flits high in the treetops, often appearing as a dark speck against the sky. It gets its name from the letter "W" that is formed from a series of white lines found on the underside of the hindwings. Elm is the sole foodplant and this species suffered as a result of Dutch elm disease in the 1970s and early 1980s, especially in southern sites. All species of elm were affected and there was concern that this species of butterfly might become extinct in the British Isles as a result. Surviving colonies were subsequently looked for, to obtain a better understanding of the distribution of this species. Several new colonies were found which gave new hope for the future of this butterfly. In addition, there has been a concerted effort to find disease-resistant elms that exhibit the appropriate qualities to support this butterfly (such as flowering at the right time of year since young larvae generally rely on flower buds as a food source)

Recommendation

Object particularly in relation to the Elms, Apple and Field Maple.

There is no justification to remove trees but it is known that the owner has demonstrated a desire to develop this land which creates a buffer between Newtown and Stonehouse and as such the trees are at risk. Can they be considered for their group value if not individually important.

Further T005 and T007-T010 are Common Ash, the food sole food plant of the White Letter Hair Streak Butterfly (UK Biodiversity Action Plan priority species) which was recently sighted in the Conservation Verge CRV009 on the A419 and notified to the record office last year.